

ZONING BOARD OF APPEALS
THE CITY OF LONG BEACH
DECISIONS
October 23, 2014

Case #2445: Application of Maria Cantelmo of 27 Florida Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(d) Side Yard for a new side yard deck at 27 Florida Street, Long Beach, NY also known as Section 58, Block 104, Lot 30 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2446: Application of Trina Sabatino of 40 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to construct a front yard deck and side yard steps at 40 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 8 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2449: Application of Christopher McKenna of 50 Pennsylvania Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Side Yard to elevate the existing house and side yard stairs at 50 Pennsylvania Avenue, Long Beach, NY also known as Section 59, Block 264, Lot 3 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2451: Application of Paul Mistretta and Priscilla Cipollini of 275 West Pine Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height; 9-105.1(c) Front Yard; 9-105.1(e) Rear Yard to raise the existing house at 275 West Pine Street, Long Beach, NY also known as Section 59, Block 53, Lot 80 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2452: Application of Jared Mandel Architect PC of 25 Hillside Avenue, Williston Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(b) Height for a new single family dwelling at 25 Tennessee Avenue, Long Beach, NY also known as Section 59, Block 253, Lot 31 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2409: Application of Lev and Lyubov Elgudin of 400 East Beech Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-106.1(7) Fence Height Limitations for a six foot (6') high fence in the front yard and an eight foot (8') high fence in the side yard at 400 East Beech Street, Long Beach, NY also known as Section 59, Block 158, Lot 1 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2453: Application of William and Gina Marks of 91 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard for a new front deck and side steps at 91 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 34 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2454: Application of Jeffrey F. Winter of 200 Washington Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(c) Front Yard for a new front porch with gable entry rook at 200 Washington Boulevard, Long Beach, NY also known as Section 59, Block 37, Lot 75 on the Nassau County Land and Tax Map.

DECISION: GRANTED

Case #2455: Application of Louis Iannacchino of Decorative Constructions of 140-8 Keyland Court, Bohemia, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard to extend the front yard deck at 77 New Hampshire Street, Long Beach, NY also known as Section 59, Block 230, Lot 41 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2456: Application of Next Generation Modular Homes of 39 Northcote Drive, Melville, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard for a front yard deck at 91 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 34 on the Nassau County Land and Tax Map.

DECISION: DENIED

Case #2457: Application of James Sullivan of 84 Kirkwood Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(a) Use for a special permit for a 2nd kitchen (2 family use) at 84 Kirkwood Street, Long Beach, NY also known as Section 59, Block 203, Lot 7 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2458: Application of Roger and Julia Field of 47 East Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105(a) Use for a two family use (parent/child use) at 47 East Penn Street, Long Beach, NY also known as Section 59, Block 100, Lot 159 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2459: Application of Thomas Luscher of 28 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to elevate the existing house and a front yard deck at 28 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 14 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2460: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(d) Side Yard to elevate an existing house with front deck and side stoop at 75 Arizona Avenue, Long Beach, NY also known as Section 59, Block 239, Lot 42 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2461: Application of Mark Anthony Architects of 1563 Bellmore Avenue, North Bellmore, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.7(b) Height; 9-105.7(c) Front Yard to elevate an existing house at 539 East Pine Street, Long Beach, NY also known as Section 59, Block 164, Lot 58 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2462: Application of Michael Marlowe of 42 Delaware Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard; 9-105.5(e) Rear Yard to elevate the existing single family dwelling at 42 Delaware Avenue, Long Beach, NY also known as Section 59, Block 260, Lot 7 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Case #2463: Application of Sean Coffin of 317 East Penn Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(c) Front yard for a new front deck and steps at 317 East Penn Street, Long Beach, NY also known as Section 59, Block 143, Lot 255 on the Nassau County Land and Tax Map.

OPEN FOR VOTING

Dated: October 23, 2014
 Long Beach, N.Y.

Rocco J. Morelli
Chairman